



14 Feltham Close | £275,000
Halterworth, Romsey, Hampshire, SO51 8PB

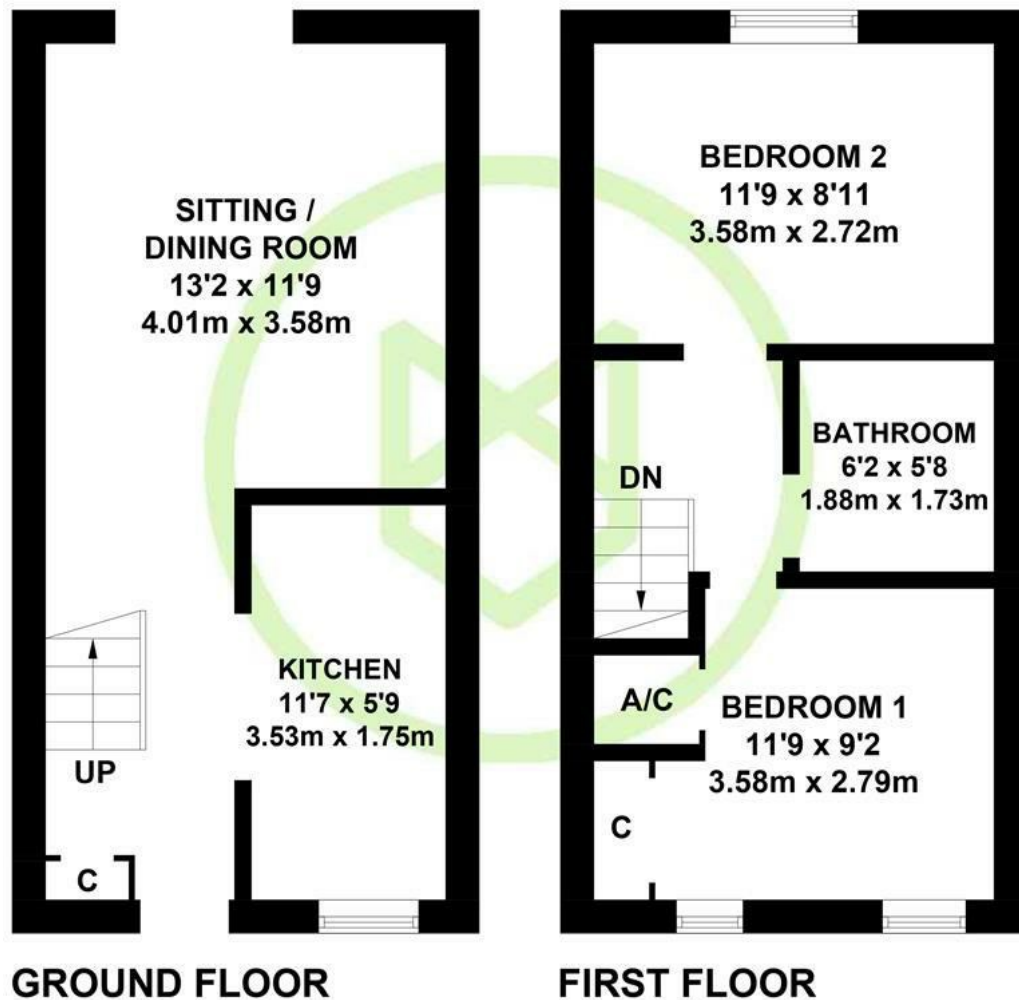




14 Feltham Close
Halterworth, Romsey, Hampshire, SO51 8PB

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**SITTING /
DINING ROOM**
13'2 x 11'9
4.01m x 3.58m

KITCHEN
11'7 x 5'9
3.53m x 1.75m

BEDROOM 2
11'9 x 8'11
3.58m x 2.72m

BATHROOM
6'2 x 5'8
1.88m x 1.73m

DN

A/C

BEDROOM 1
11'9 x 9'2
3.58m x 2.79m

C

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 298 SQ FT / 27.7 SQ M
FIRST FLOOR = 298 SQ FT / 27.7 SQ M
TOTAL = 596 SQ FT / 55.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1059993)

Summary

Situated within a quiet cul-de-sac within the desirable district of Halterworth, this delightful home is offered with no onward chain. The home comprises two double bedrooms, family bathroom, sitting/dining room, kitchen, secluded rear garden and allocated parking.

Summary

- Situated in the desirable district of Halterworth
- Two double bedrooms
- Open plan sitting/dining area
- Secluded rear garden
- Allocated parking
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential A

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Ground Floor

The entrance hallway provides access for the kitchen, sitting/dining area, two cupboards and stairs leading to the first floor landing. At the rear of the home, the spacious sitting room has ample seating space and sliding door leading to the adjoining patio in the rear garden. At the front of the home, the kitchen has a selection of wall and base storage units, electric oven with extractor above, plumbing for washing machine and fridge/freezer.

First Floor

The first floor landing provides access to both bedrooms and family bathroom. Bedroom one benefits from dual windows creating a bright and airy space and airing cupboard. Bedroom two is also a double room onlooking the rear garden. The family bathroom has floor to ceiling tiles and comprises shower over bath, WC, wash basin and heated towel rail.

Outside

The secluded rear garden is laid to lawn with patio area creating the perfect outdoor seating and entertainment space. Rear gate provides further pedestrian access.

Parking

Allocated parking for one vehicle

Location

The quiet, family district of Halterworth district is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth such as services 35 to Romsey, 66 to Winchester and W1 to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

Tenure

Freehold

Sellers Position

No onward chain

Heating

Gas central

Council Tax

Test Valley - Band C

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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